

LEGEND

- EXISTING 5' CONTOUR
- PROPOSED 5' CONTOUR
- FINISHED GRADE ELEVATION (FLOWLINE OR EDGE OF CONCRETE UNLESS OTHERWISE INDICATED)
- GRASSED SWALE
- T.O.F.
- F.G.
- CURB AND GUTTER (OUTFALL)
- CURB AND GUTTER (INFALL)
- TOP OF FOUNDATION
- FINISHED GRADE

NOTES:

- DURING CONSTRUCTION, ACCESS TO AND FROM THE SITE IS TO BE PROVIDED WITH A TEMPORARY VEHICLE TRACKING CONTROL PAD OR OTHER APPROVED METHOD. A TYPICAL, CITY OF LOVELAND DETAIL FOR A TRACKING PAD IS SHOWN ON THE DETAIL SHEETS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SEDIMENT IS NOT TRACKED ON TO ROADWAYS WHERE THERE IS A POTENTIAL FOR DISCHARGE TO STORM WATER DRAINAGE FACILITIES.
- ALL GRADING AND CONSTRUCTION ACTIVITIES ON THIS SITE ARE SUBJECT TO THE RESTRICTIONS, TERMS, AND CONDITIONS OF THE GENERAL PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITY ISSUED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT COVERAGE, IMPLEMENTING AND MAINTAINING A STORM WATER MANAGEMENT PLAN, SWMP, AND PREVENTING DISCHARGE OF POLLUTANTS TO WATER WAYS. THESE PLANS CONTAIN SOME OF THE POLLUTION PREVENTION METHODS THAT MAY BE USED DURING CONSTRUCTION AND AS REQUIRED BY THE LOCAL JURISDICTION FOR PLAN APPROVAL, BUT NOT ALL MEASURES THAT MAY BE NECESSARY AS CIRCUMSTANCES CHANGE DURING CONSTRUCTION. IT IS THE CONTRACTORS DUTY TO ENSURE COMPLIANCE WITH STATE, LOCAL, AND FEDERAL WATER QUALITY LAWS DURING CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL BMP'S (I.E. WATTLE DIKES) TO ALL STEEP SLOPES, AND BETWEEN BUILDING PADS IN ORDER TO REDUCE RUN-OFF VELOCITIES AND MINIMIZE EROSION.
- THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FOR THE 100 YEAR STORM. THE LOWEST OPENING ELEVATIONS SHOWN ARE AT LEAST ONE FOOT ABOVE THE 100 YEAR STORM ELEVATION. ADJACENT STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, MINIMUM FINISHED FLOOR ELEVATIONS ABOVE 100-YEAR WATER SURFACE IN STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, AS ILLUSTRATED BY A FINAL GRADING PLAN ARE TO BE SHOWN.
- DISTURBED AREAS OUTSIDE OF THE LOT AREA SHALL RECEIVE NATIVE SEED MIX AND TEMPORARY IRRIGATION IF PERMANENT IRRIGATION IS NOT PROVIDED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- HANDICAP STALLS AND LOADING AREA ARE TO BE NO STEEPER THAN 2% SLOPE IN ANY DIRECTION.

REVISIONS

DESCRIPTION

DATE

BY

DRAWN

MPG

CHECKED

JFS

DESIGNED

JAZ

FILENAME

0001_GRADING

COLORADO LICENSE

AWARD

PENDING APPROVAL

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER

EAST LOVELAND INDUSTRIAL 26TH SUBDIVISION

GRADING PLAN

TST

TST, INC.

CONSULTING ENGINEERS

748 Whalers Way

Suite 200 Fort Collins

Colorado 80525

Phone: 970.226.0557

JOB NO.

1244.0001.00

SCALE

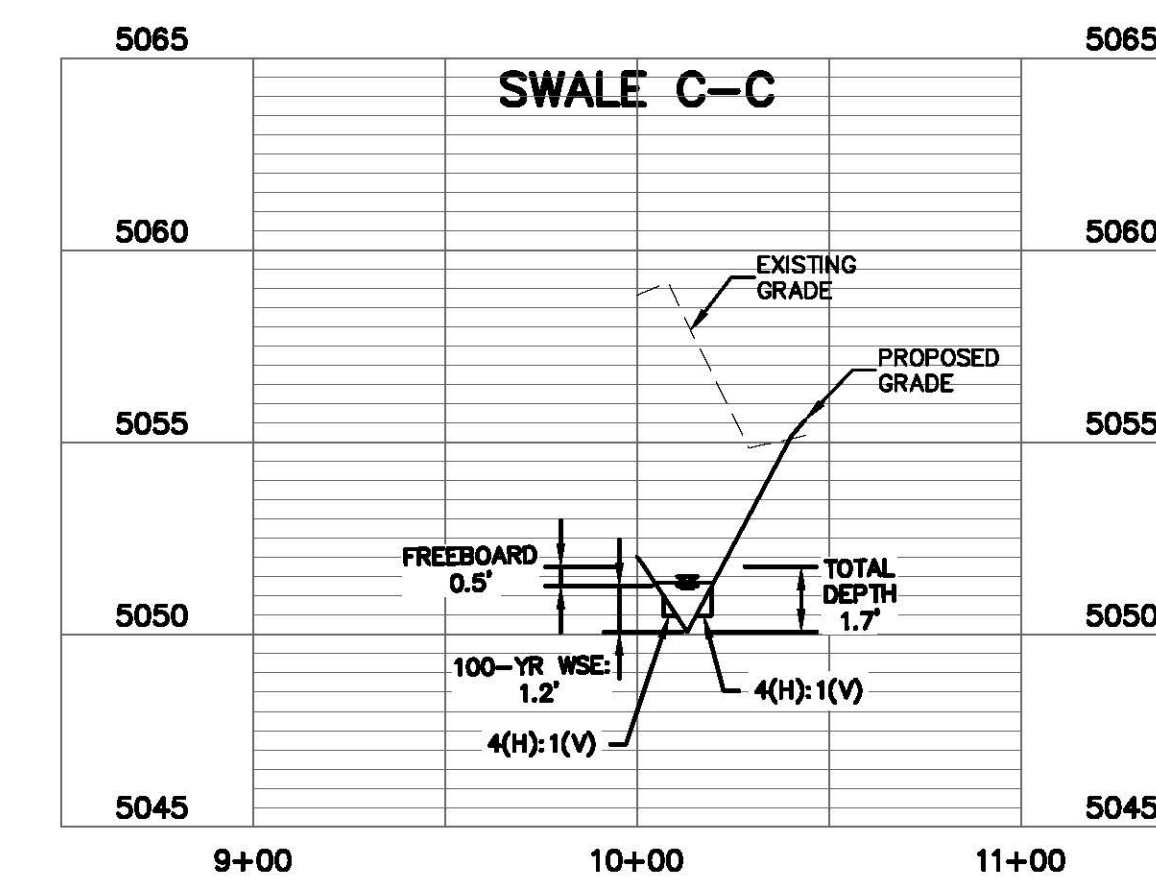
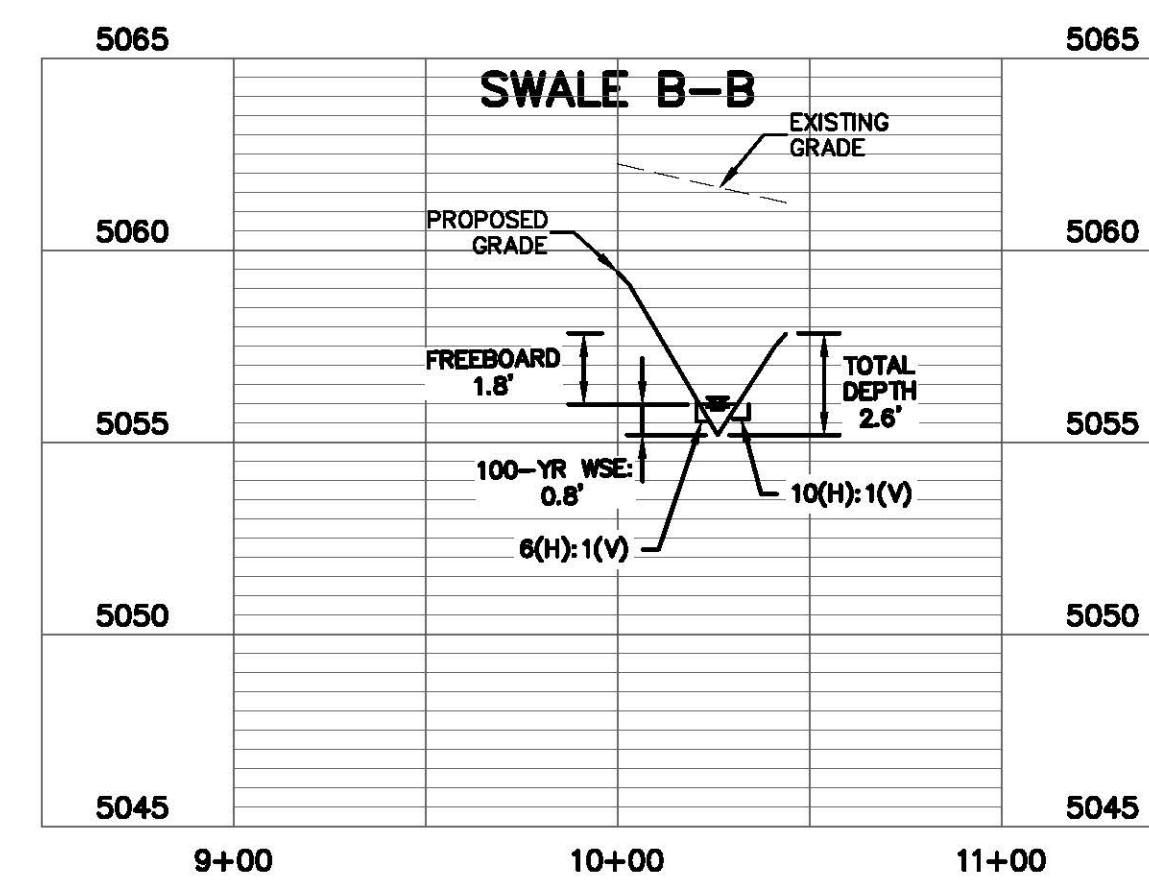
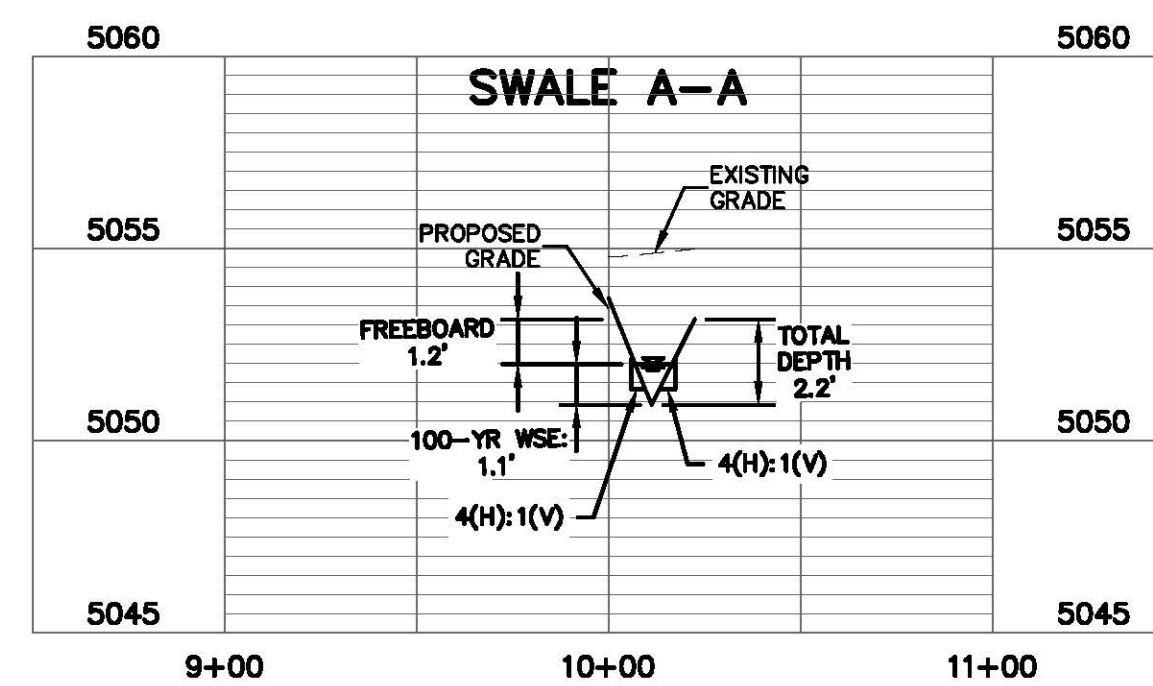
1" = 50'

DATE

JUNE 11, 2021

SHEET

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[illegible]

OWN	MPG
BOOKED	JFS
SIGNED	JAZ
NAME	0001_GRADING



EAST LOVELAND INDUSTRIAL 26TH SUBDIVISION

GRADING PLAN



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

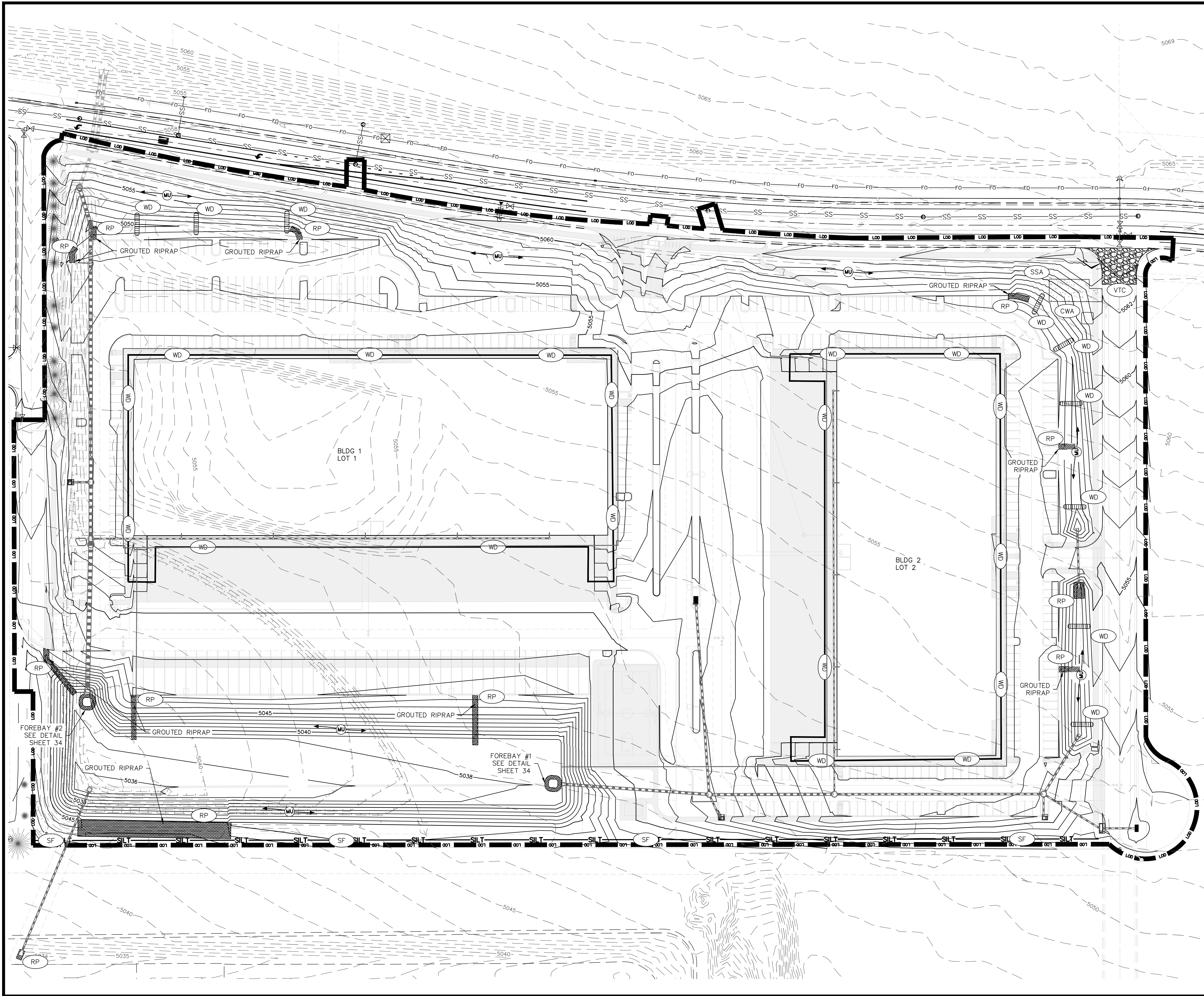
1244.0001.00

1"=50'; V 1"=5'

JUNE 11, 2021

JUNE 11, 2021

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- NOTES:**
1. THIS PLAN IS A LIVING DOCUMENT THAT MUST CHANGE AS WORK PROGRESSES. THE CONTRACTOR SHALL UPDATE THESE EROSION CONTROL PLANS AS NEEDED DURING CONSTRUCTION TO REFLECT THE BMP'S BEING USED, THE REASON FOR CHANGES, AND ANY DISTURBED AREAS.
 2. THIS PLAN INCLUDES SOME SEDIMENTATION CONTROL BMP'S THAT SHOULD BE USED. HOWEVER, DURING CONSTRUCTION, SOIL BINDERS, GRADING TECHNIQUES, PROJECT PHASING AND OTHER APPLICABLE BMP'S SHALL ALSO BE IMPLEMENTED, AS NEEDED, TO MINIMIZE EROSION AND PREVENT OFFSITE SEDIMENTATION. IT IS THE CONTRACTORS DUTY TO DETERMINE APPROPRIATE BMP'S.
 3. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS IMPROVEMENTS ARE INSTALLED.
 4. INLETS SHALL BE COMPLETELY PROTECTED BY INLET PROTECTION WHETHER BY MEANS OF GRATE FILTERS IN COMBINATION WITH GRAVEL FILTERS OR BY OTHER APPROPRIATE MEASURES.
 5. SILT FENCE SHALL NOT BE INSTALLED FOR THE PURPOSE OF TRAFFIC CONTROL ONLY.
 6. CONTRACTOR TO MINIMIZE DISTURBED AREA AT ALL TIMES. DO NOT CLEAR AND GRUB AREAS WHICH ARE NOT TO BE IMMEDIATELY WORKED.
 7. DISTURBED AREAS OUTSIDE OF THE VA CLINIC LOT SHALL RECEIVE NATIVE SEED MIX AND TEMPORARY IRRIGATION IF PERMANENT IRRIGATION IS NOT PROVIDED. NATIVE SEED MIX = PRAIRIE WETLAND MIX OR APPROVED EQUAL. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
 8. DISTURBED AREAS THAT ARE NOT ACTIVE FOR 14 DAYS REQUIRES TEMPORARY STABILIZATION AND TEMPORARY SEEDING.

- LEGEND**
- CURB INLET BLOCK AND GRAVEL FILTER (CIP-1)
 - WATTLE DIKE (WD)
 - VEHICLE TRACKING CONTROL PAD (VTC)
 - CONCRETE WASHOUT AREA (CWA)
 - RIP RAP PAD (RP)
 - STABILIZED STAGING AREA (SSA)
 - SEEDING AND MULCHING (MU)
 - SILT FENCE (SF)
 - LIMITS OF DISTURBANCE (LOD)
 - DROP INLET PROTECTION (DIP-2)
 - WATTLE DIKE AROUND VERTICAL CONSTRUCTION
 - FLOW DIRECTION

REVISIONS	
DESCRIPTION	
DATE	
BY	
DRAWN	MPG
CHECKED	JFS
DESIGNED	JAZ
FILENAME	0001_EROSION CONTROL

EAST LOVELAND INDUSTRIAL 26TH SUBDIVISION

EROSION CONTROL PLAN - PHASE 3

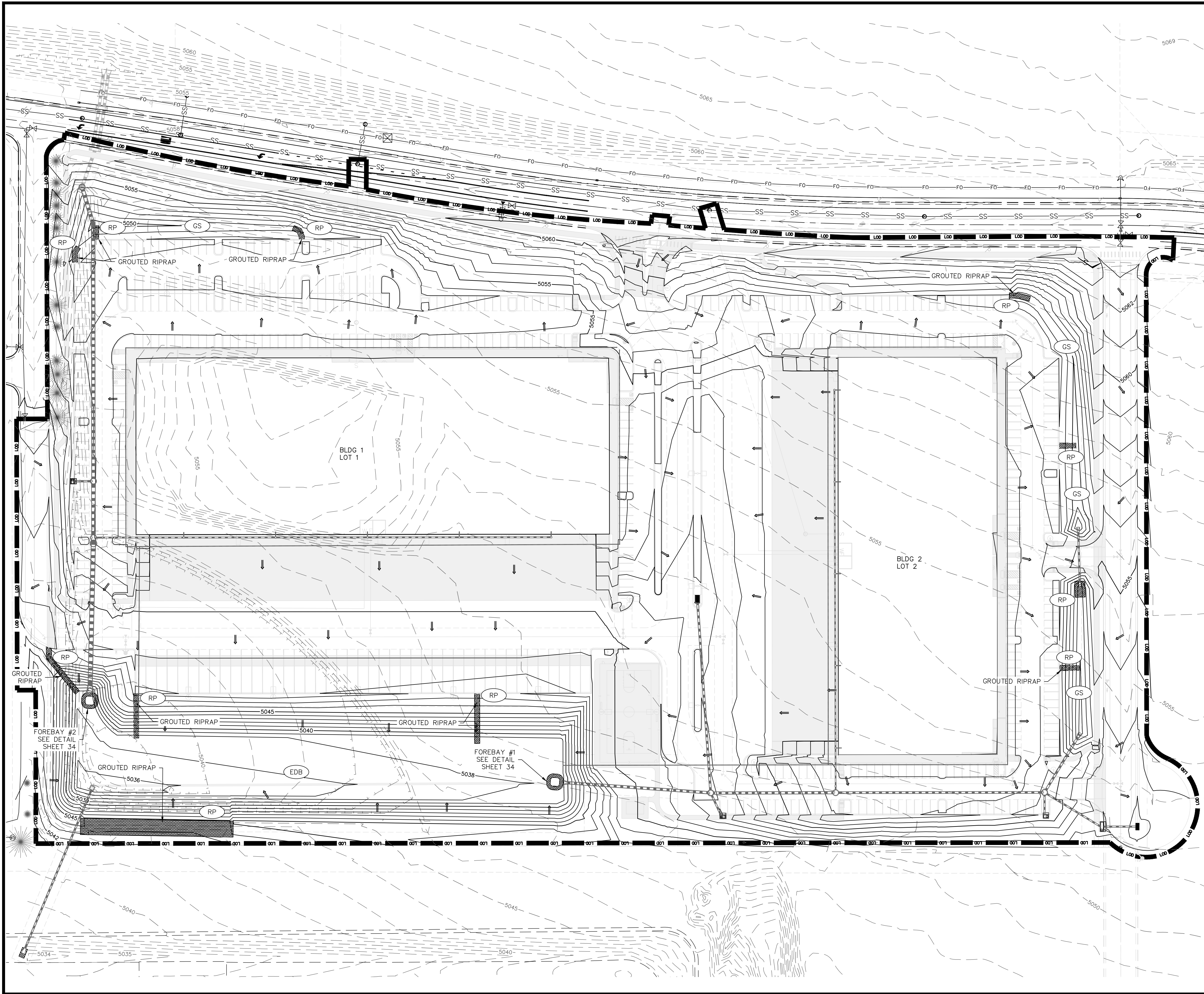
TST, INC.
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748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1244.0001.00

SCALE 1" = 50'

DATE JUNE 11, 2021

SHEET 12 of 38



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LEGEND

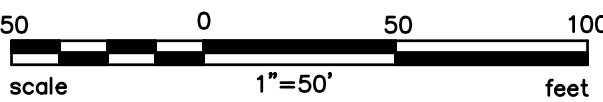
RIP RAP PAD

LIMITS OF DISTURBANCE

FLOW DIRECTION

EXTENDED DRAINAGE BASIN

GRASS SWALE



REVISIONS		DESCRIPTION
BY	DATE	
MPG		
JFS		
JAZ		
FILENAME: 0001_EROSION CONTROL		



EAST LOVELAND INDUSTRIAL 26TH SUBDIVISION

EROSION CONTROL PLAN - PHASE 4

TST
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